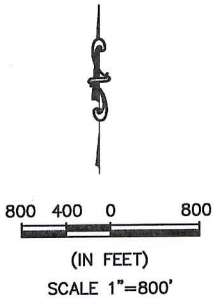


Appendix D: Displayed Information



ZONE 1- HOTEL / CONFERENCE CENTER

DESCRIPTION

LOCATED AT THE NORTHERN TIP OF THE SCHULER PROPERTY, THIS ZONE WILL BE DEDICATED TO HOTEL AND CONFERENCE CENTER USES. IN ADDITION TO TRADITIONAL OVERNIGHT ACCOMMODATIONS AND MEETING FACILITIES, THE HOTEL SITES MAY INCLUDE BOTH RENTAL AND FEE SIMPLE FORMS OF HOTEL BRANDED MULTI-FAMILY RESIDENTIAL UNITS. WITHIN 1,000 FEET OF THE LAKE, THE MAXIMUM HEIGHT IS TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE. FOR ACCESSORY BUILDINGS, INCLUDING PARKING STRUCTURES, AMENITY CENTERS, GAZEBOS, ETC., THREE STORIES, OR FORTY-FIVE FEET (45') IS THE MAXIMUM HEIGHT. OTHER HOTEL RELATED USES MAY INCLUDE RESTAURANTS WITH OUTDOOR SEATING PLATFORMS, RETAIL SHOPS, SPA AND FITNESS FACILITIES AND DAY SLIP PUBLIC DOCKING. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS THE LAKE EDGE AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.

LAKE TEXOMA

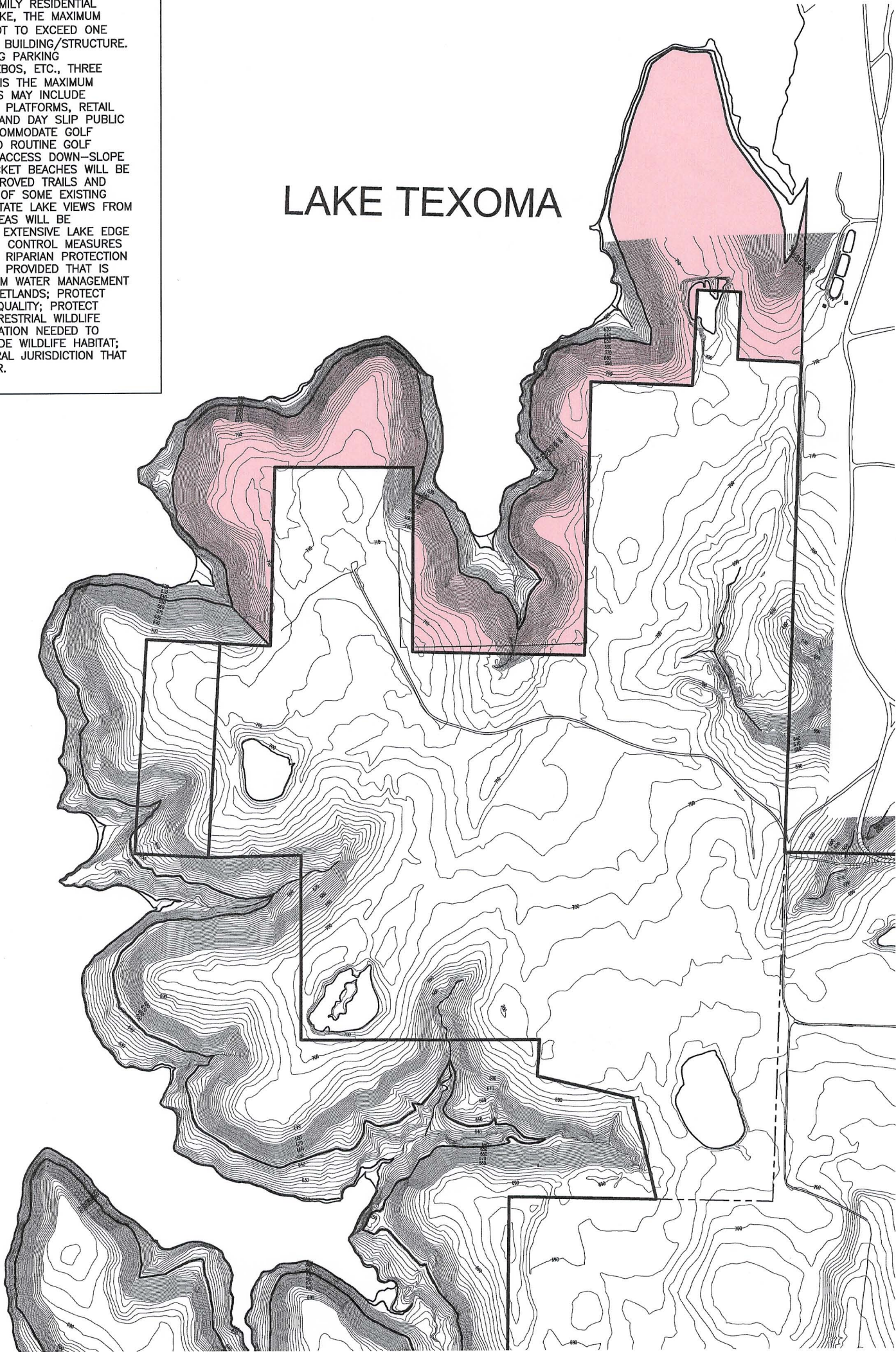


EXHIBIT "A-1"

CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT
MAP OF PROPOSED LAND ACQUISITION
FROM CORPS OF ENGINEERS LAND

ASA
ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
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OWNER
SCHULER DEVELOPMENT
1500 E. INDUSTRIAL BOULEVARD
MCKINNEY, TEXAS 75069
(972) 562-5555

PRESTON HARBOR DEVELOPMENT
DENISON, TEXAS
JUNE 29, 2008

FOR AGENCY INFORMATION AND DISCUSSION PURPOSES ONLY

ZONE 2- SINGLE AND MULTI-FAMILY RESIDENTIAL

DESCRIPTION

THE LAND OF ZONE #2 WILL BE DEVELOPED INTO UPSCALE SINGLE FAMILY HOME SITES AND FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS. INDIVIDUAL LOTS WILL EXTEND TO THE LAKE EDGE, WITH DEED RESTRICTIONS ON ALL LAND WITHIN THE FLOOD ZONE. THREE (3) STORIES, BUT NOT TO EXCEED FORTY-FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS THE LAKE EDGE, BOAT HOUSES AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. BOAT HOUSES WILL ACCOMMODATE MULTIPLE SLIPS, BOTH COVERED AND UNCOVERED FOR BOATS UP TO 25' IN LENGTH. THESE PRIVATE BOATHOUSE SLIPS WILL OCCUPY NO MORE THAN 20% OF SHORELINE. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.

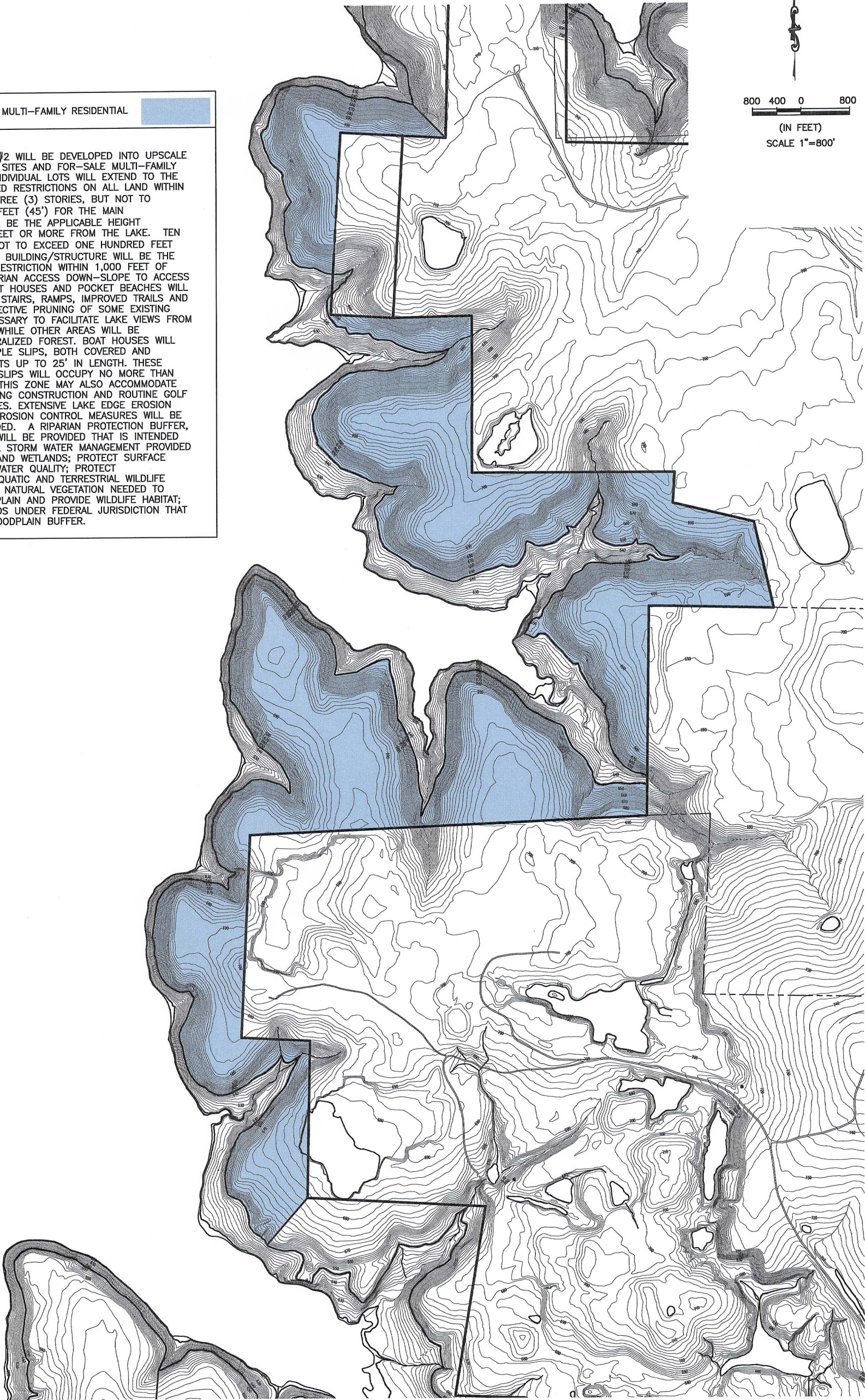


EXHIBIT "A-2"

CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT

MAP OF PROPOSED LAND ACQUISITION

FROM CORPS OF ENGINEERS LAND

PRESTON HARBOR DEVELOPMENT

DENISON, TEXAS

JUNE 29, 2008

ASA

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OWNER

SCHULER DEVELOPMENT

1500 E. INDUSTRIAL BOULEVARD
MCKINNEY, TEXAS 75069
(972) 562-5555

ZONE 3- YACHT CLUB AND BOAT DOCK

DESCRIPTION

THE PRIMARY USE OF THIS ZONE WILL BE YACHT CLUB AND BOAT DOCKING FACILITIES. USES RELATED TO THE CLUB MAY INCLUDE A RESTAURANT WITH OUTDOOR SEATING PLATFORM. THIS COVE MAY BE DREDGED IN COMPLIANCE WITH USACOE PERMITTING REQUIREMENTS TO FACILITATE WATERBORNE ACCESS TO MULTIPLE SLIPS, BOTH COVERED AND UNCOVERED FOR BOATS UP TO 25' IN LENGTH. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS BOAT SLIPS AND THE YACHT CLUB WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. THIS ZONE MAY ACCOMMODATE UPSCALE SINGLE FAMILY HOME SITES AND FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS. THREE (3) STORIES, BUT NOT TO EXCEED FORTY-FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.

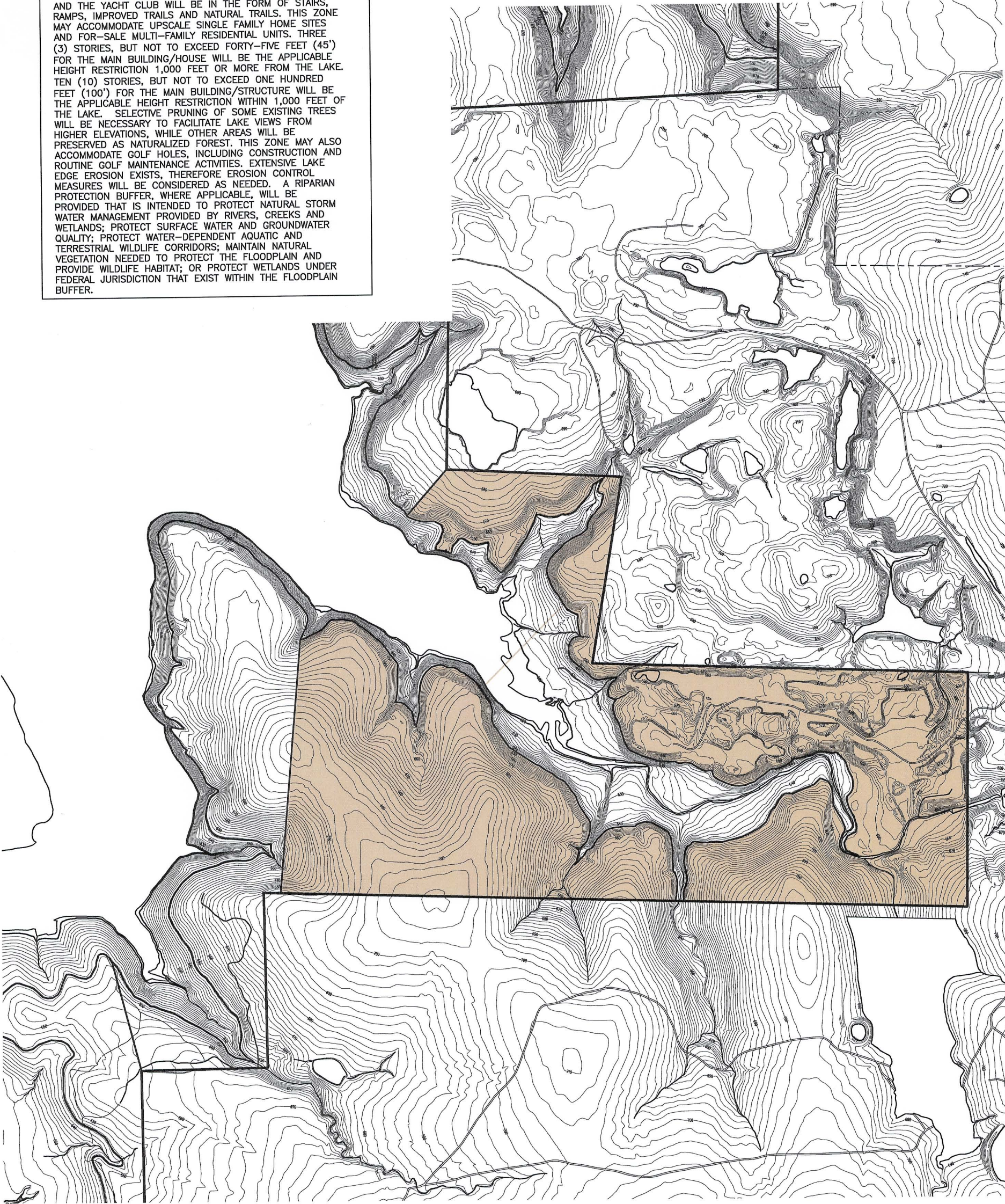
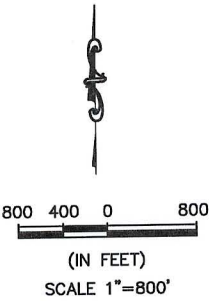


EXHIBIT "A-3"
CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT
MAP OF PROPOSED LAND ACQUISITION
FROM CORPS OF ENGINEERS LAND

ASA
ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
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(972) 562-5555

PRESTON HARBOR DEVELOPMENT
DENISON, TEXAS
JUNE 29, 2008

FOR AGENCY INFORMATION AND DISCUSSION PURPOSES ONLY

ZONE 4- SINGLE AND MULTI-FAMILY RESIDENTIAL

DESCRIPTION

THE LAND OF ZONE #4 WILL BE DEVELOPED INTO SINGLE FAMILY HOME SITES AND FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS. INDIVIDUAL LOTS WILL EXTEND TO THE LAKE EDGE, WITH DEED RESTRICTIONS ON ALL LAND WITHIN THE FLOOD ZONE. THREE (3) STORIES, BUT NOT TO EXCEED FORTY-FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS THE LAKE EDGE, BOAT HOUSES AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. BOAT HOUSES MAY ACCOMMODATE MULTIPLE SLIPS, BOTH COVERED AND UNCOVERED FOR BOATS UP TO 25' IN LENGTH. THESE PRIVATE BOATHOUSE SLIPS WILL OCCUPY NO MORE THAN 20% OF SHORELINE. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.

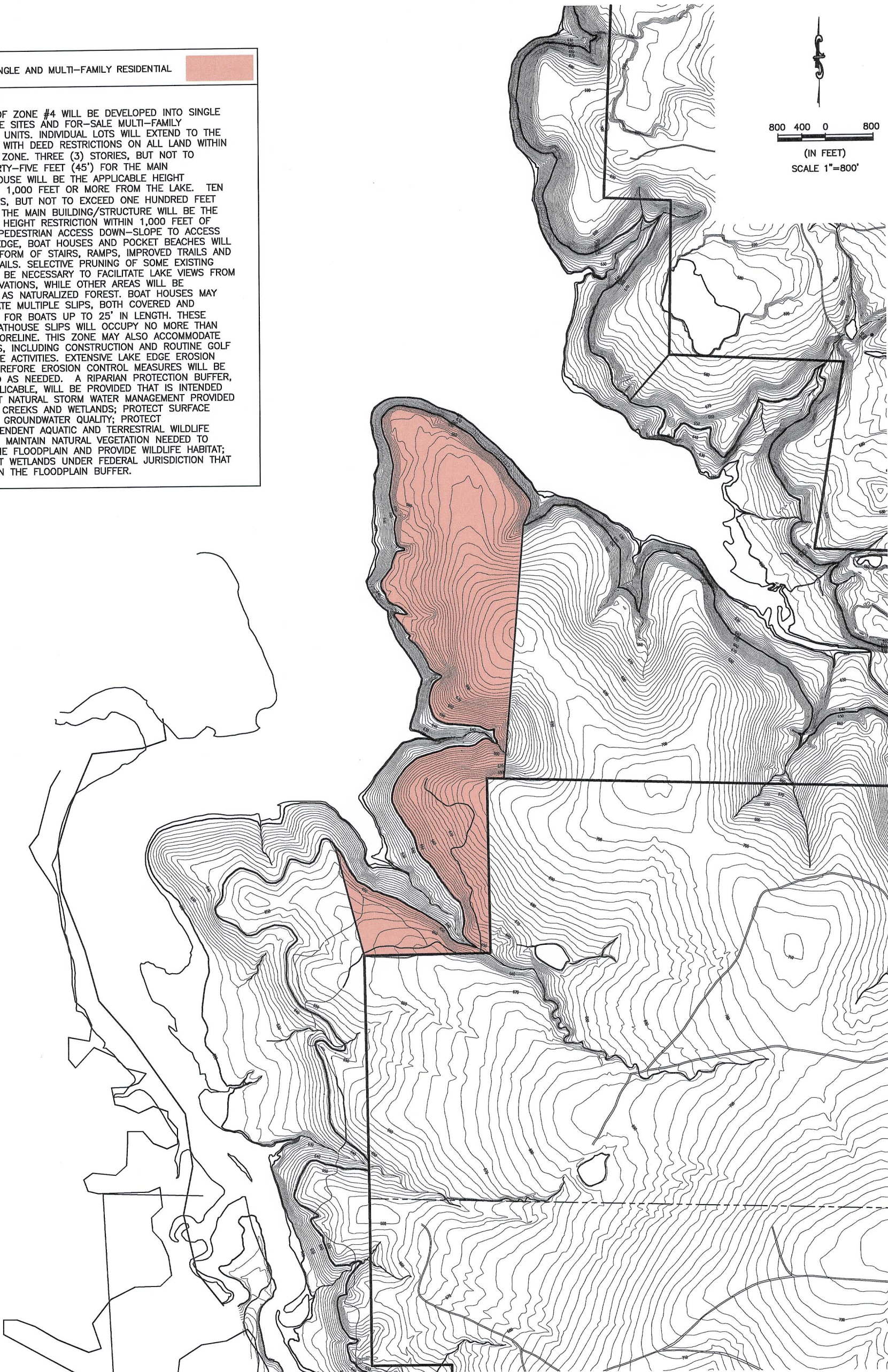
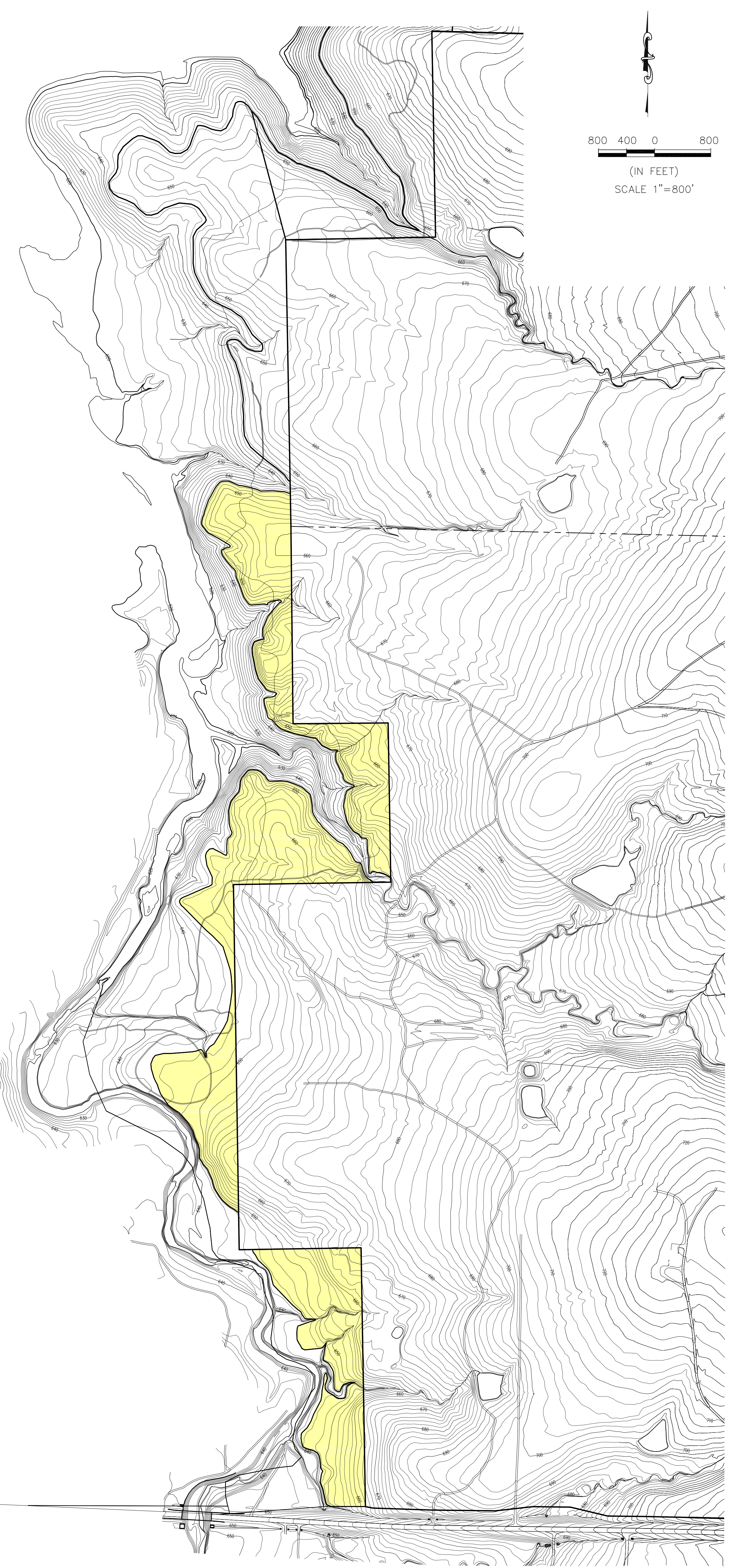


EXHIBIT "A-4"
CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT
MAP OF PROPOSED LAND ACQUISITION
FROM CORPS OF ENGINEERS LAND

ASA
ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
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PRESTON HARBOR DEVELOPMENT
DENISON, TEXAS
JUNE 29, 2008



ZONE 5- PUBLIC BOAT RAMP / PUBLIC OPEN SPACE
DESCRIPTION
THIS ZONE IS INTENDED TO SERVE PRIMARILY AS A NATURAL FOREST PRESERVE WITH PASSIVE OPEN SPACE USES SUCH AS TRAILS, CREEK BRIDGES AND PICNICKING. SUPPORT FACILITIES MAY INCLUDE RESTROOMS AND INTERPRETIVE SIGNAGE. CAMPING WILL NOT BE ALLOWED. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS THE PRESERVE MAY BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. THIS ZONE MAY ACCOMMODATE UPSCALE SINGLE FAMILY HOME SITES AND FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS. THREE (3) STORIES, BUT NOT TO EXCEED FORTY-FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.

EXHIBIT "A-6"
CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT
MAP OF PROPOSED LAND ACQUISITION
FROM CORPS OF ENGINEERS LAND

PRESTON HARBOR DEVELOPMENT
DENISON, TEXAS
JUNE 29, 2008

FOR AGENCY INFORMATION AND DISCUSSION PURPOSES ONLY

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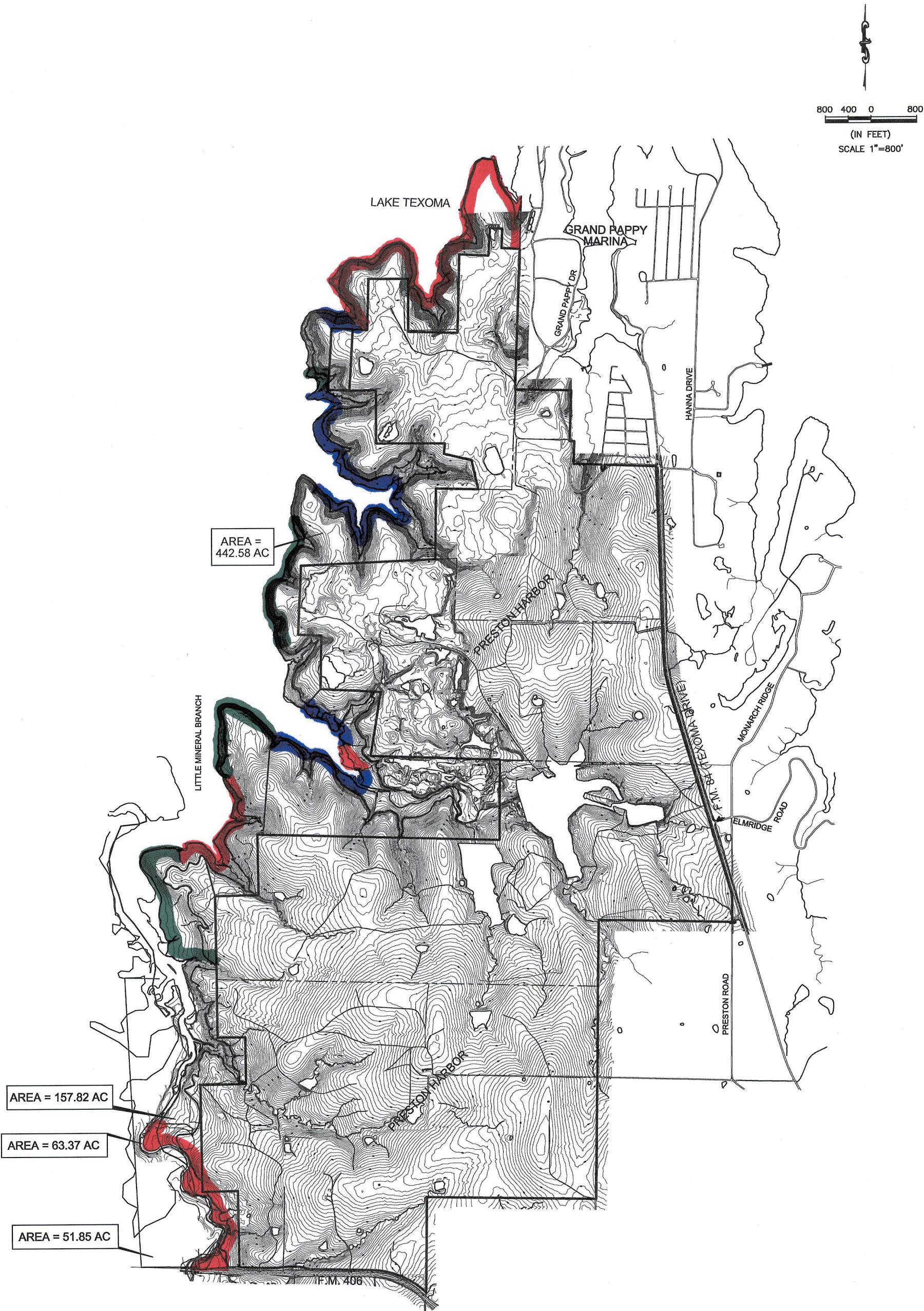


EXHIBIT "A-7"
CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT
MAP OF PROPOSED LAND ACQUISITION
FROM CORPS OF ENGINEERS LAND
PRESTON HARBOR DEVELOPMENT
DENISON, TEXAS
JUNE 29, 2008

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MCKINNEY, TEXAS 75069
(972) 562-5555

FOR AGENCY INFORMATION AND DISCUSSION PURPOSES ONLY

ZONE 1– HOTEL / CONFERENCE CENTER	
DESCRIPTION	
LOCATED AT THE NORTHERN TIP OF THE SCHULER PROPERTY, THIS ZONE WILL BE DEDICATED TO HOTEL AND CONFERENCE CENTER USES. IN ADDITION TO TRADITIONAL OVERNIGHT ACCOMMODATIONS AND MEETING FACILITIES, THE HOTEL SITES MAY INCLUDE BOTH RENTAL AND FEE SIMPLE FORMS OF HOTEL BRANDED MULTI-FAMILY RESIDENTIAL UNITS. WITHIN 1,000 FEET OF THE LAKE, THE MAXIMUM HEIGHT IS TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE. FOR ACCESSORY BUILDINGS, INCLUDING PARKING STRUCTURES, AMENITY CENTERS, GAZEBOs, ETC., THREE STORIES, OR FORTY-FIVE FEET (45') IS THE MAXIMUM HEIGHT. OTHER HOTEL RELATED USES MAY INCLUDE RESTAURANTS WITH OUTDOOR SEATING PLATFORMS, RETAIL SHOPS, SPA AND FITNESS FACILITIES AND DAY SLIP PUBLIC DOCKING. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS THE LAKE EDGE AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.	
ZONE 2– SINGLE AND MULTI-FAMILY RESIDENTIAL	
DESCRIPTION	
THE LAND OF ZONE #2 WILL BE DEVELOPED INTO UPSCALE SINGLE FAMILY HOME SITES AND FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS. INDIVIDUAL LOTS WILL EXTEND TO THE LAKE EDGE, WITH DEED RESTRICTIONS ON ALL LAND WITHIN THE FLOOD ZONE. THREE (3) STORIES, BUT NOT TO EXCEED FORTY-FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS THE LAKE EDGE, BOAT HOUSES AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. BOAT HOUSES WILL ACCOMMODATE MULTIPLE SLIPS, BOTH COVERED AND UNCOVERED FOR BOATS UP TO 25' IN LENGTH. THESE PRIVATE BOATHOUSE SLIPS WILL OCCUPY NO MORE THAN 20% OF SHORELINE. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.	
ZONE 3– YACHT CLUB AND BOAT DOCK	
DESCRIPTION	
THE PRIMARY USE OF THIS ZONE WILL BE YACHT CLUB AND BOAT DOCKING FACILITIES. USES RELATED TO THE CLUB MAY INCLUDE A RESTAURANT WITH OUTDOOR SEATING PLATFORM. THIS COVE MAY BE DREDGED IN COMPLIANCE WITH USACOE PERMITTING REQUIREMENTS TO FACILITATE WATERBORNE ACCESS TO MULTIPLE SLIPS, BOTH COVERED AND UNCOVERED FOR BOATS UP TO 25' IN LENGTH. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS BOAT SLIPS AND THE YACHT CLUB WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. THIS ZONE MAY ACCOMMODATE UPSCALE SINGLE FAMILY HOME SITES AND FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS. THREE (3) STORIES, BUT NOT TO EXCEED FORTY-FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.	
ZONE 4– SINGLE AND MULTI-FAMILY RESIDENTIAL	
DESCRIPTION	
THE LAND OF ZONE #4 WILL BE DEVELOPED INTO SINGLE FAMILY HOME SITES AND FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS. INDIVIDUAL LOTS WILL EXTEND TO THE LAKE EDGE, WITH DEED RESTRICTIONS ON ALL LAND WITHIN THE FLOOD ZONE. THREE (3) STORIES, BUT NOT TO EXCEED FORTY-FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS THE LAKE EDGE, BOAT HOUSES AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. BOAT HOUSES MAY ACCOMMODATE MULTIPLE SLIPS, BOTH COVERED AND UNCOVERED FOR BOATS UP TO 25' IN LENGTH. THESE PRIVATE BOATHOUSE SLIPS WILL OCCUPY NO MORE THAN 20% OF SHORELINE. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.	

ZONE 5– PUBLIC BOAT RAMP / PUBLIC OPEN SPACE	
DESCRIPTION	
THE PRIMARY USE OF THIS ZONE WILL BE FOR A PUBLIC BOAT RAMP, ASSOCIATED PUBLIC PARKING AND PASSIVE OPEN SPACE USES SUCH AS PICNICKING AND BEACH GOING. THE POINT OF ACCESS MAY BE DREDGED IN COMPLIANCE WITH USACOE PERMITTING REQUIREMENTS TO FACILITATE WATERBORNE ACCESS. SUPPORT FACILITIES MAY INCLUDE RESTROOMS, TRAILS AND INTERPRETIVE SIGNAGE. CAMPING WILL NOT BE ALLOWED. THIS ZONE MAY ACCOMMODATE UPSCALE SINGLE FAMILY HOME SITES AND FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS. THREE (3) STORIES, BUT NOT TO EXCEED FORTY-FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS THE LAKE EDGE AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.	
ZONE 6– NATURAL FOREST PRESERVE / PASSIVE OPEN SPACE USES	
DESCRIPTION	
THIS ZONE IS INTENDED TO SERVE PRIMARILY AS A NATURAL FOREST PRESERVE WITH PASSIVE OPEN SPACE USES SUCH AS TRAILS, CREEK BRIDGES AND PICNICKING. SUPPORT FACILITIES MAY INCLUDE RESTROOMS AND INTERPRETIVE SIGNAGE. CAMPING WILL NOT BE ALLOWED. PEDESTRIAN ACCESS DOWN-SLOPE TO ACCESS THE PRESERVE MAY BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. THIS ZONE MAY ACCOMMODATE UPSCALE SINGLE FAMILY HOME SITES AND FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS. THREE (3) STORIES, BUT NOT TO EXCEED FORTY-FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER-DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.	

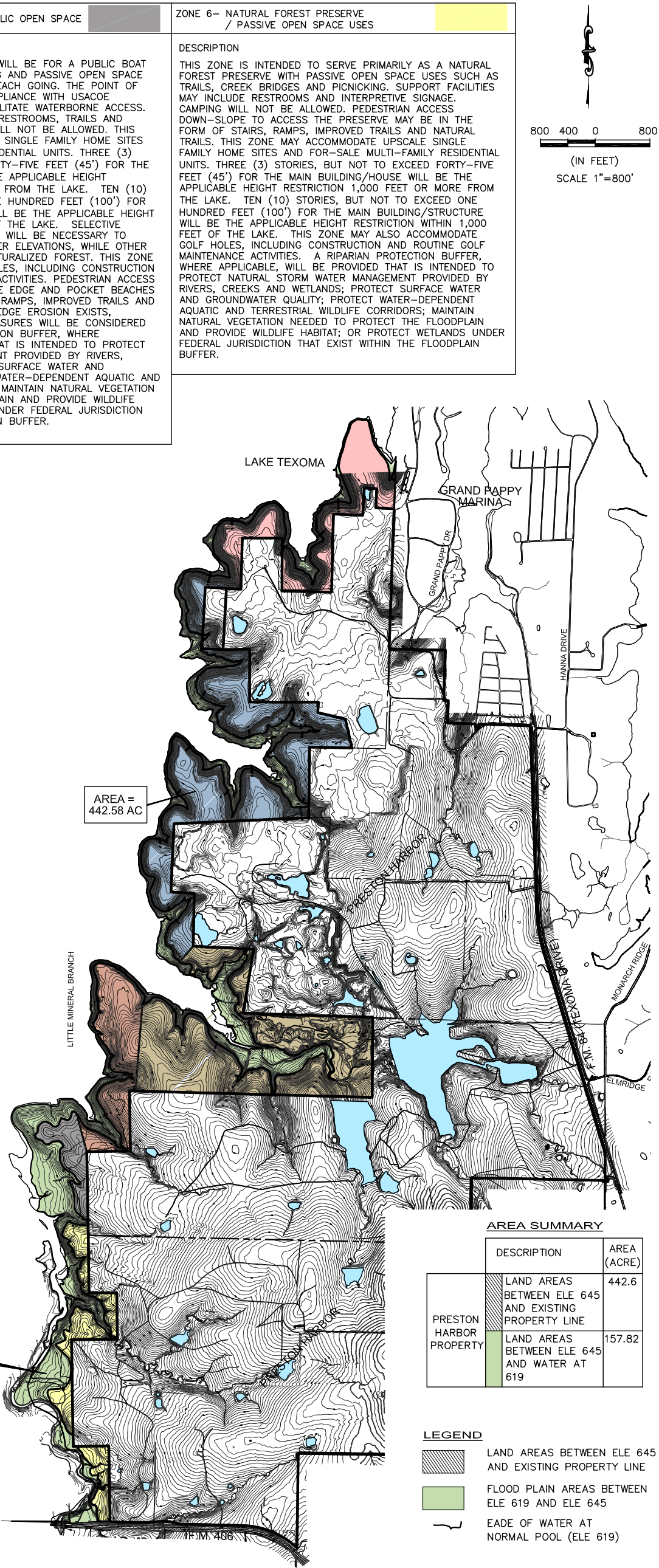


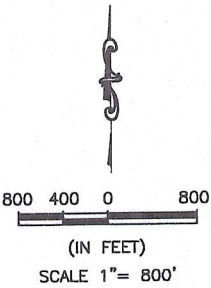
EXHIBIT "A-7"

CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT

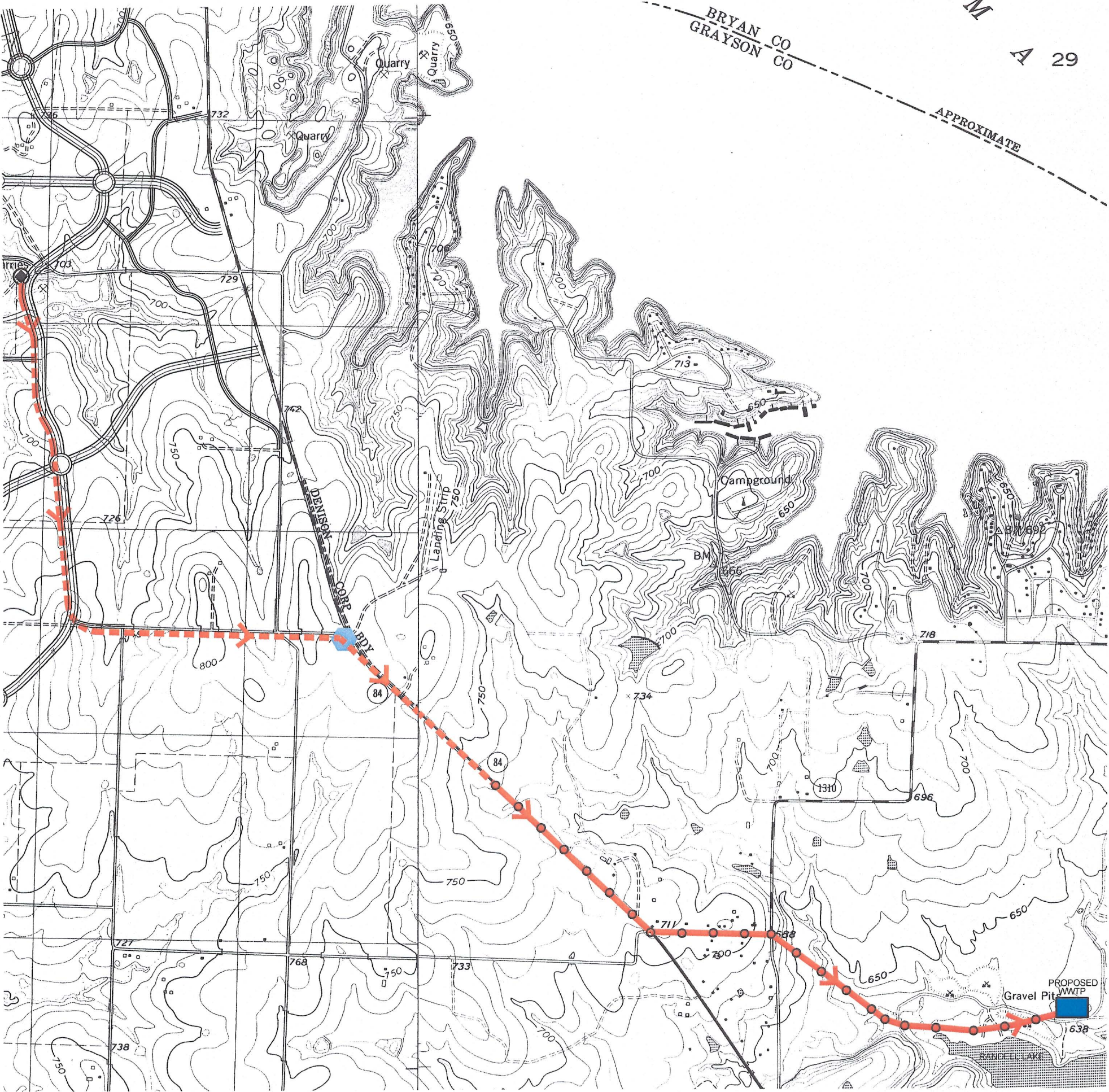
MAP OF PROPOSED LAND ACQUISITION
FROM CORPS OF ENGINEERS LAND

PRESTON HARBOR DEVELOPMENT
DENISON, TEXAS
JUNE 29, 2008

FOR AGENCY INFORMATION AND DISCUSSION PURPOSES ONLY



A 29



- LEGENDS:**
- PRIMARY LIFT STATION
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER FORCED MAIN (±6,100 LF)
 - GRAVITY SANITARY SEWER INTERCEPTOR (±11,000 LF)
 - RANDELL LAKE WASTEWATER TREATMENT PLANT
 - ELEVATED WATER STORAGE
 - MAJOR THOROUGHFARE (150' R.O.W.)
 - MINOR THOROUGHFARE (65' R.O.W.)

PSA
ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9051 FAX (972) 248-9081

OWNER
SCHULER DEVELOPMENT
1500 E. INDUSTRIAL BOULEVARD
MCKINNEY, TEXAS 75069
(972) 562-5555

EXHIBIT "D"
OFF-SITE WASTEWATER
MAIN CONSTRUCTION
PRESTON HARBOR DEVELOPMENT
DENISON, TEXAS
AUGUST 14, 2007



Legend

- ✕ Developments
 - ▲ Proposed WWTP Sites
 - Proposed Lift Stations
 - Force Main
 - Roads
 - Rail Roads
 - ▬ Lakes
 - Streams
 - ▨ State Park
 - ▩ Refuges
 - ▤ Airport
 - ▨ City
- Drainage Basins**
- Basin 1
 - Basin 2
 - Basin 3
 - Basin 4
 - Basin 5
 - Basin 6

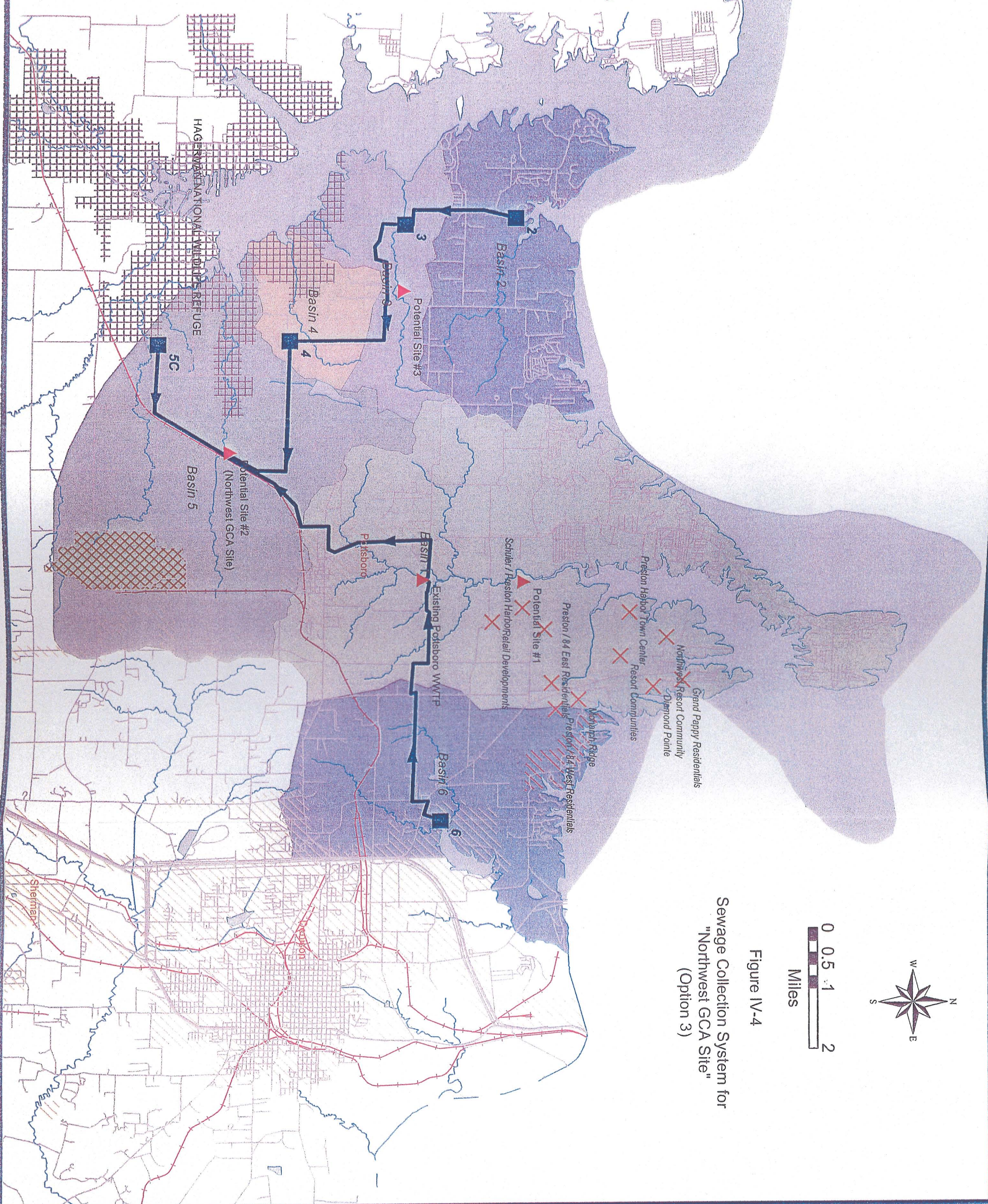


Figure IV-4

Sewage Collection System for
"Northwest GCA Site"
(Option 3)

Welcome!!!

Your participation is essential!

Encourage other interested parties to
participate in the process!

Denison, Texas Land Conveyance

Public Workshop

Hosted by:
U.S. Army Corps of Engineers
Tulsa District



Public Involvement

Open House

- Open house/come and go
- Overall purpose: **Listening**
- No set formal presentations

Open House

- Solicit comments and questions with respect to environmental conditions and concerns to be addressed during the development of an Environmental Impact Statement (EIS)
- Presentation Stations
 - Display materials, hand-outs, technical experts
- Verbal questions and comments addressed on one-on-one basis at presentation stations

Questions and Comments

- Comment or question forms available here, or...
- Take a sheet home and complete it at your convenience
- Postage-paid envelopes available
- If desired, a court reporter will record verbatim your comments and questions
- Comments accepted throughout NEPA process
 - Comments received through October 14, 2008 will be summarized in a scoping report and used to focus EIS efforts. However, comments will continue to be accepted throughout the NEPA process.

Mailing List

- List to keep people informed of future events and availability of documents
 - The list will NOT be used for any other purpose
- Sign-in sheet at welcome table will be used for the mailing list
- If you do not want to be included on the mailing list, please check the “NO” box

Overview

Overview

- Water Resources Development Act of 2007 directed the Secretary of the Army to offer to convey up to 900 acres of Federal lands at Lake Texoma to the City of Denison, TX
 - Costs associated with the conveyance are the responsibility of the City of Denison
- Conveyed lands are proposed to be developed in a manner shown on maps available here
 - See maps for details on proposed development features
 - Approximately 600 acres currently requested by City of Denison
- In order to implement any Federal action, the lead agency must assess impacts in accordance with the National Environmental Policy Act (NEPA)
 - In this case, impacts will be evaluated in an Environmental Impact Statement (EIS) which will be available for public review and comment

Overview

- Comments and concerns used to identify potential impacts including (but not limited to):
 - Socioeconomic
 - Cultural
 - Environmental
 - Impacts to Lake Use and Recreation
- Environmental Impact Statement will address cumulative impacts related to the Land Conveyance and subsequent development on both conveyed and adjacent private lands

Water Resources Development Act (WRDA) 2007

- SEC. 3182. LAND CONVEYANCES.

- (j) DENISON, TEXAS.—

(1) IN GENERAL.—Not later than 90 days after the date of enactment of this Act, the Secretary shall offer to convey at fair market value to the city of Denison, Texas, all right, title, and interest of the United States in and to the approximately 900 acres of land located in Grayson County, Texas, which is currently subject to an application for lease for public park and recreational purposes made by the city of Denison, dated August 17, 2005.

(2) SURVEY TO OBTAIN LEGAL DESCRIPTION.—The exact acreage and description of the real property referred to in paragraph (1) shall be determined by a survey paid for by the city of Denison, Texas, that is satisfactory to the Secretary.

(3) CONVEYANCE.—Not later than 90 days after the date of acceptance by the city of Denison, Texas, of an offer under paragraph (1), the Secretary shall convey the land surveyed under paragraph (2) by quitclaim deed to the city of Denison, Texas.

- (k) GENERALLY APPLICABLE PROVISIONS

(4) Cost of conveyance.— An entity to which a conveyance is made under this section shall be responsible for all reasonable and necessary costs, including real estate transaction and environmental documentation costs, associated with the conveyance.

Proposed Development

- Located along the eastern shore of the Little Mineral Arm of Lake Texoma (see maps)
- Structure height and density restrictions established by City of Denison
- Potential to attract 8,000 – 12,000 people
- Preston Harbor (Schuler Development)

Proposed Development Features

- Golf course(s)
- Hotel / conference center
- Yacht club and boat docking facilities
- Public boat ramp and parking with facilities
- Single and multi-family residential
- Natural forest preserve / open space
- Expansion of Denison sewage treatment system

National Environmental Policy Act (NEPA)

National Environmental Policy Act (NEPA) is Not:

- A vote
- A popularity contest regarding a proposal

NEPA is:

- Identify and quantify potential impacts
- Gather public comments
- Public exchange of information
 - Problems, issues, potential alternatives
- Discuss and evaluate alternatives
- Federal, State, and local review
- Document the NEPA coordination process

Scoping Process

- Required by the National Environmental Policy Act
- Purpose: Solicit comments and questions on potential impacts of future Federal actions
- Conducted throughout the documentation process

Scoping Process

- Includes:
 - Participation of federal, state, local agencies, Native American tribes, & other interested parties
 - Identification of potential impacts/concerns for further evaluation during the NEPA review
 - Identification of non-significant issues or those issues covered by prior review

Public Notices

- Federal, state, local agencies and the public notified of scoping period
- Additional notices will be provided for:
 - Comments on draft and final documents
 - Investigation findings
 - Record of decision

Environmental Impact Statement (EIS)

Environmental Impact Statement (EIS)

- Evaluation and quantification of impacts identified through scoping process
- Identification and refinement of alternatives related to land conveyance
- Allows Army chain-of-command to make an informed final decision
- Final decision maker: Designated official in Army chain-of-command

Potential Impacts Include (but not limited to):

- Cumulative impacts associated with past, current, and reasonably foreseeable future actions at Lake Texoma based on lake-wide assessment
- Changes to the Lake Texoma Shoreline Management Plan in the immediate area of the conveyance following assessment of lake-wide cumulative effects
- Socioeconomics, such as:
 - Population
 - Public services
 - Education

Potential Impacts Continued:

- Ecological resources, such as:
 - Aquatic and terrestrial species
 - Wildlife habitat
 - Important recreational fishery
- Cultural resources
- Public access and safety

Potential Impacts (continued):

- Aesthetics
- Water and wastewater infrastructure
- Lake water quality
- Traffic patterns
- Federally-listed threatened and endangered species

Potential Impacts (continued):

- Other issues identified during the scoping process by:
 - Local landowners, residents, stakeholders
 - Study team
 - Agency input
 - Federal, state, county, city, and local
 - Public
 - Workshops, written comments, mail, e-mail, phone calls

ALTERNATIVES

Reasonable Alternatives to be Considered:

- No Action
 - Required by NEPA
 - Expected future conditions absent the land conveyance
 - Establishes a baseline condition upon which to compare impacts of various alternatives

Reasonable Alternatives to be Considered:

- Other potential alternatives:
 - Varying acreages for conveyance
 - Alternative deed restrictions on conveyed lands
 - Varying development features and locations
 - Alternative locations and nature of shoreline development
 - Others as identified through the NEPA process

Proposed Development

Proposed Development

- See posted maps and textual descriptions of development zones and features
- Development in accordance with City of Denison zoning requirements
- City officials and developers are present to answer specific questions concerning proposed development plans

Future and Ongoing Activities

- Web Site (<http://www.swt.usace.army.mil>)
 - Information about the Process
 - Comments and Questions
 - Points of Contact
- Draft Document for Public Review
 - Public Workshops to Discuss Draft Environmental Impact Statement
- Comment Periods
- Notifications of Activities in newspapers, direct mail and other means

For More Information and to Submit Comments:

- See any representative here
- Contact the U.S. Army Corps of Engineers, Tulsa District

Stephen L. Nolen

Chief, Environmental Analysis and Compliance Branch

- U.S. Army Corps of Engineers
Attn: CESWT-PE-E
1645 South 101st East Avenue
Tulsa, OK 74128-4629
- (918) 669-7660
- Fax: (918) 669-7546
- E-mail: *Stephen.L.Nolen@usace.army.mil*

THANK YOU!!!

Your participation is valued and essential!

Encourage other interested parties to
participate in the process!